

20200401000127640
04/01/2020 01:37:20 PM
DEEDS 1/2

This instrument was prepared by:

Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:

Robert W. Rettig
Heather Rettig
2090 Forest Lakes Lane
Sterrett, AL 35147

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

JEFFERSON COUNTY)

ASSESSED VALUE \$20,300.00

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Ten and no/100 Dollars (\$10.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **Robert W. Rettig and wife, Heather Rettig** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Robert W. Rettig and Heather Rettig**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 477, according to the Survey of Forest Lakes, Sector 5, as recorded in Map Book 34, Page 122 A, B & C, in the Probate Office of Shelby County, Alabama.

The purpose of this deed is to revise the legal description of the property conveyed in deed recorded in Official Records Instrument 20180501000147810 on 5/1/2018. Reference is hereby made to Scrivener's Affidavit recorded in Instrument Number 20070614000280490 on 6/12/2007.

This deed is being filed simultaneously with a Mortgage in the principal amount of \$185,000.00 in favor of Guild Mortgage Company, a California Corporation.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 31 day of March, 2020.



Robert W. Rettig



Heather Rettig



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2020 01:37:20 PM
\$26.00 CHERRY
20200401000127640

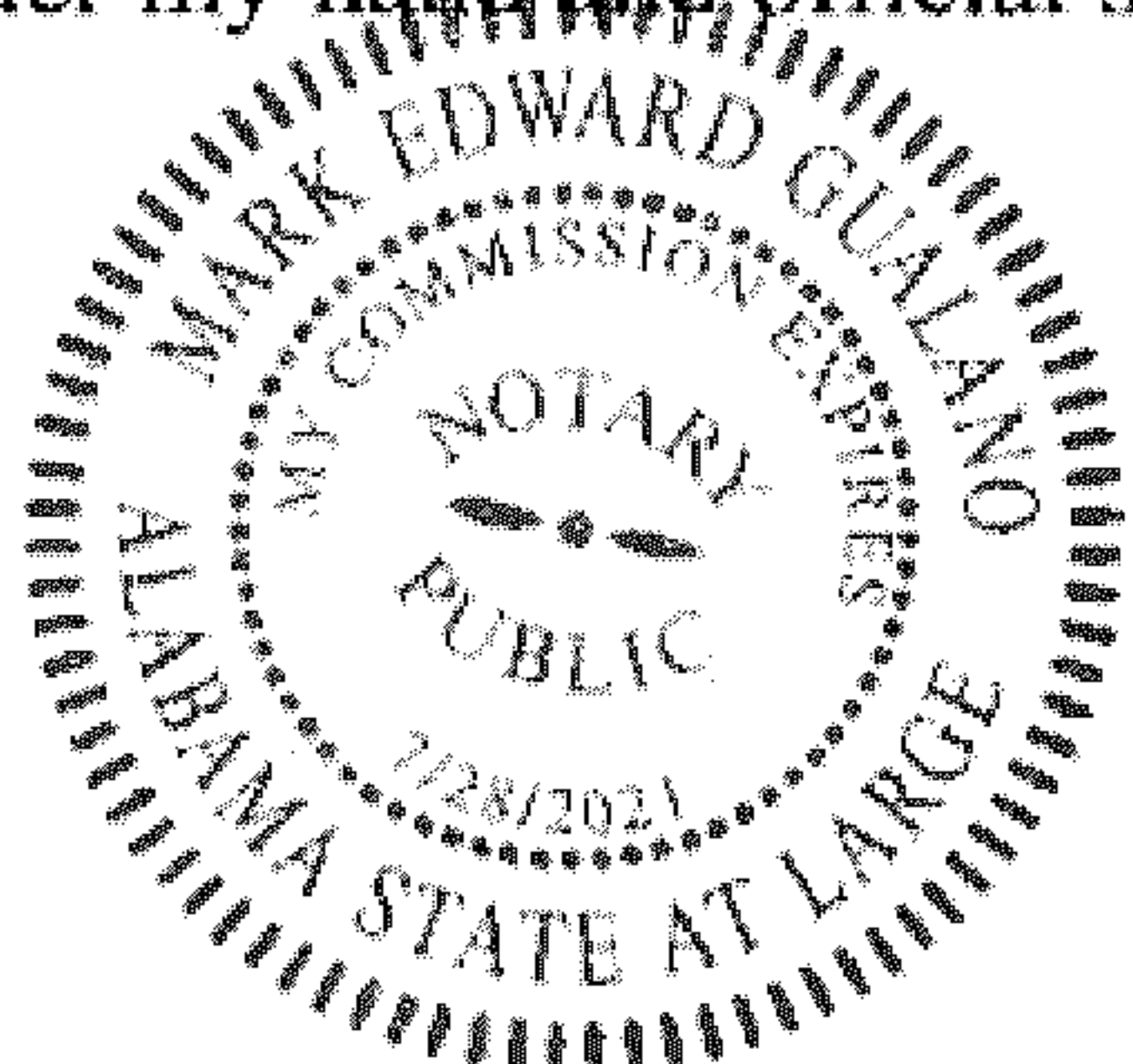
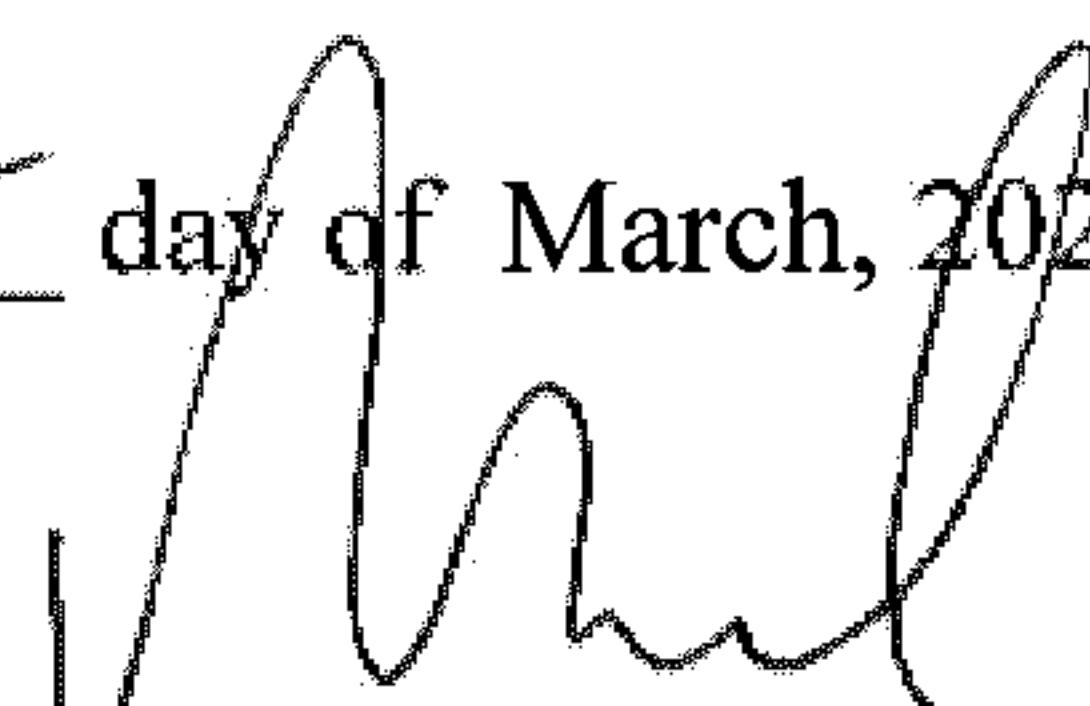
Allen S. Bayl

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Robert W. Rettig and Heather Rettig**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2020.

Notary Public

My commission expires: 7/28/21